



## Wylie Historic Review Commission

**Minutes  
Wylie Historic Review Commission  
Thursday, January 28, 2016 – 6:00 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building 100**

### **CALL TO ORDER**

Chair Jon Lewis called the meeting to order at 6:08 PM. Commissioners present: Chair Lewis, Vice Chair Annilee Waterman, Commissioner James Park, Commissioner Jennifer Wakefield, Commissioner Bob Heath, Sr. and Commissioner John Park. Commissioner Gary Taylor was absent.

Staff present: Renae' Ollie, Planning Director and Administrative Assistant Mary Bradley.

### **CITIZENS COMMENTS**

Chair Lewis opened the Citizens Participation. With no one approaching the Commissioners, Chair Lewis closed the Citizens Participation.

### **CONSENT AGENDA**

1. Consider and act upon approval of the Minutes from November 19, 2015, Special Called Work Session Meeting.

A motion was made by Commissioner Wakefield and seconded by Commissioner Heath, to approve the minutes as submitted. Motion carried 6 – 0.

### **Regular Agenda**

#### **Action Item**

1. Consider and act upon, amendments to Article 6 Special Purpose and Overlay Districts, Section 6.3 Downtown Historic District (DTH).

#### **Staff Presentation**

Ms. Ollie stated that the Commissioners had a work session to review Article 6 Special Purpose and Overlay Districts, Section 6.3 the Downtown Historic District. Although a draft ordinance is on the agenda to consider, the Commissioners may table for further discussion or make a motion to approve

for consideration by the Planning and Zoning Commissioners as a Public Hearing. The Commissioners wanted to further discuss and then determine if to table or make a decision.

The Commissioners desired to provide reference books for developers/citizens to review, these may include:

- Website for National Park Service ([www.nps.gov](http://www.nps.gov)) provides wealth of information. Specific reference Guideline for Preserving, Rehabilitating Restoring and Reconstructing Historic Buildings ([www.nps.gov/tps/standards/four-treatments.htm](http://www.nps.gov/tps/standards/four-treatments.htm))
- Reference Book – *A Field Guide to American Houses* by Virginia Savage McAlester

The Commissioners discussed having the option to review and consider:

- The color for exterior paint, require no like color within seven lots same side, four lots across street
- The applicant to declare the Style of home.
- Once the Style of home is declared by the applicant, the Board reviews and approves the architectural designs, and plans.

The Commissioners desired for clear definition and a list of era period and acceptable Styles of homes. These styles may include; as well as various Architectural Precedents:

- Victorian: 1840-1900
- Arts and Crafts (Craftsman): 1905-1930
- Bungalow Styles: 1905-1930
- Tudor Cottage: 1890-1940
- Spanish Mission House Style: 1890-1920
- American Foursquare Style: 1895-1930
- Colonial Revival House Style: 1975-1955

The Commissioners had general discussions on the following:

- The minimum front porch size should be 200 square foot subject to the specific architectural style of home as defined by the National Historic Commission.

- Demolition of a structure to be considered by the Board and the issuance of a demolition of a permit.
- Add Reconstruction under Standards and Guidelines section on Commercial Structures.
- Roof pitches should be consistent style of house, as well as those predominantly found on the block face.

Commissioner Heath had to leave at 7:55pm.

**Board Action**

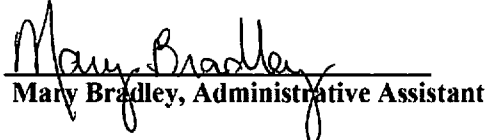
A motion was made by Commissioner Wakefield, and seconded by Commissioner Park, to table the amendments to the February 25, 2016 meeting. Motion carried 5 – 0.

**ADJOURNMENT**

A motion was made by Commissioner Wakefield, seconded by Commissioner Waterman to adjourn the meeting at 8:14pm. All Commissioners were in consensus.

  
Jon Lewis, Chairman

ATTEST:

  
Mary Bradley, Administrative Assistant